

LPC# 0316555112 Cook County  
Schroud Realty Group  
aka: Schroud Property  
SF/HRS

# Pre-CERCLIS Screening Assessment



Prepared by:  
Office of Site Evaluation  
Division of Remediation Management  
Bureau of Land

**Pre-CERCLIS Screening Assessment Report**

**for:**

**Schroud Property  
Aka: Schroud Realty  
Chicago, IL**

**PREPARED BY:  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
BUREAU OF LAND  
DIVISION OF REMEDIATION MANAGEMENT  
OFFICE OF SITE EVALUATION**

**March 5, 2014**

## Site Summary

On February 26, 2013, Illinois Environmental Protection Agency's (Illinois EPA) Office of Site Evaluation received funding from the United States Environmental Protection Agency (U.S. EPA) Region V to conduct a Pre-CERCLIS Screening Assessment at the Schroud Property located in Chicago, Illinois. The Schroud Property is located southwest of the intersection of 126<sup>th</sup> Street and Avenue O within the southern portion of Chicago, Cook County. Specifically, the coordinates to the approximate center of the property are latitude - 41° 39' 45.38,,N and longitude - 087° 32' 36.61,,W.

A Pre-CERCLIS Screening Assessment is a review of information on potential Superfund sites to determine if the site should be entered in U.S. EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS). During the assessment, information will be collected in order to complete the Pre-CERCLIS Screening Assessment Checklist/Decision Form (found as an attachment to the Pre-CERCLIS Screening Assessment Report). If there is sufficient information that suggests the site may be impacting human health and the environment, the site will be place in CERCLIS and will progress through the Superfund assessment process. The Pre-CERCLIS Screening Assessment is performed under the authority of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) commonly known as Superfund.

The Schroud Property consists of approximately 67 acres located within a mixture of residential and industrial properties. The property is situated immediately north of a residential neighborhood separated by rail road tracks. Wolf Lake can be found immediately east of the property beyond Avenue O. Several businesses are located to the north, north of 126<sup>th</sup> Street. There is not a clear defined western boundary, but historically, South Burley Road (now abandoned) provided the western border of the property.

In 1941, Republic Steel operated a large steel mill located along the Calumet River at 118<sup>th</sup> Street. In the early 1980's LTV Steel purchased Republic Steel and continued operating the steel making facility until approximately 1996. During the steel making process, excess slag and other materials were reportedly transported to the 67 acre property located approximately ¾ mile to the south of the Republic/LTV Steel facility. According to information contained in Illinois EPA files, the dumping of steel mill slag occurred from at least 1951 to 1977. Currently, a private individual owns the property and has intended to redevelop the property.

In 1999, the City of Chicago's Department of Environment (DOE) retained a contractor to conduct Phase I Environmental Site Assessment activities at several properties, including the Schroud Property. The assessment documented that steel mill slag was placed on the property by Republic/LTV Steel. The depth of the slag was estimated to be approximately 30 feet. At the conclusion of the report, it was recommended that a subsurface and groundwater investigation be performed in order to determine environmental impacts to the area.

In 2003, the City of Chicago asked U.S. EPA Region 5 Emergency Response Branch to evaluate the site. U.S. EPA Region 5 contracted Tetra Tech to conduct a Site Assessment for the Schroud Property. During the investigation eleven soil samples were collected throughout the property. The samples were analyzed for total metals and Toxicity Characteristic Leaching Procedure (TCLP) metals. Upon analysis, levels of lead, chromium, and manganese exceeded State of Illinois benchmarks for an Industrial/Commercial scenario.

On June 25, 2008, an application for enrollment to Illinois EPA's Site Remediation Program (SRP) was submitted by Schroud Realty. The application expressed the desire that a No Further Remediation (NFR) letter be issued for the Schroud Property. Illinois EPA responded that the site needed to be further delineated and that more sampling was needed. The applicant responded by mentioning that the 1999 Phase I Environmental Site Assessment and 2003 Site Assessment should provide the necessary information to receive an NFR. Issues were never resolved and Illinois EPA terminated the SRP review and their services on May 3, 2013.

Flowing along the northern portion of the Schroud Property is Wolf Creek. Wolf Creek is a perennial water body that connects the Calumet River and Wolf Lake. Past investigations have observed small fish and other aquatic life within Wolf Creek. Wolf Lake is located east of the Schroud Property, just beyond Avenue O. Wolf Lake is a 380 acre lake located within both Illinois and Indiana. The eastern part of the lake, located in Illinois, is the William W. Powers State Recreation Area. Wolf Lake is listed is designated as a state fishery by the Illinois Department of Natural Resources.

Several potential environmental conditions may exist on the property that has not been thoroughly investigated. The property accepted steel slag from Republic Steel for many years. It is unknown if other material was also accepted. The surface of the property remains non-vegetated and is prone to both surface water and air erosion. Until the property is completely investigated, there is a potential risk to nearby residents, wetlands, and fisheries.

# PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets for the narrative.

## Checklist Preparer:

<u>Bruce Everetts / PSA</u> (Name / Title)	<u>March 6, 2014</u> (Date)
<u>1021 North Grand Avenue East Springfield, IL 26794</u> (Address)	<u>217-524-1663</u> (Phone)
<u>bruce.everetts@illinois.gov</u> (Email Address)	

Site Name:	<u>Schroud Property</u>		
Other Names (if any):	<u>Schroud Realty Group</u>		
Site Location:	<u>SW intersection of 126th Street and Avenue O</u> (Street)		
	<u>Chicago</u> (City)	<u>Cook</u> (County)	<u>IL</u> (State)
	<u>2</u>		<u>60633-</u> (Zip+4)
Congressional District			
Latitude:	<u>41.662606</u>	Longitude:	<u>087.543503</u>

With regards to the Latitude and Longitude, please provide the following information: Accuracy in Meters +/-, Collection Method, Reference Datum, Reference Point, Source Map Scale, Point/Line/Area; Collection Date; Verification Method Check to confirm that geospatial information has been attached ☐

Complete the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	X
2. Is there an actual release or potential to release?	X	<input type="checkbox"/>
If "yes,, to question 2, do any of the following apply?		
3. Is there documentation indicating that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site?	<input type="checkbox"/>	X
4. Are there undocumented potential targets on-site or within one mile of the site?	X	<input type="checkbox"/>
5. Is there sufficient documentation that clearly demonstrates that there is no potential for the release to cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred, EPA approved risk assessment completed)?	<input type="checkbox"/>	X
6. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	X
7. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	X
8. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	X
9. Is the release into a public or private drinking water supply due to deterioration of the system through	<input type="checkbox"/>	X

ordinary use?		
10. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	<input type="checkbox"/>	X
11. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	X

Please explain all "yes" answer(s), attach additional sheets or refer to narrative:

Site Determination: X Enter the site into CERCLIS. Further assessment is recommended (explain below).

☐ The site is not recommended for placement into CERCLIS (explain below).

#### DECISION/DISCUSSION/RATIONALE:

The Schroud Property entered into Illinois EPA's Site Remediation Program in 2008. After several years of inactivity, their contract with the state was terminated and is no longer pursuing any remedial activities.

Several potential environmental conditions may exist on the property that has not been thoroughly investigated. The property accepted steel slag from Republic Steel for many years. It is unknown if other material was also accepted. The surface of the property remains non-vegetated and is prone to both surface water and air erosion. Until the property is completely investigated, there is a potential risk to nearby residents, wetlands, and fisheries.

#### EPA Regional Review and Site Assessment Decision

Check the box(es) that apply:

- ☐ Not a Valid Site or Incident  
☒ Incident for Further Action Under CERCLA

Recommended Further Action:

- ☐ APA  
☒ Full PA  
☐ SI

Defer/Refer to:

- ☐ Removal Program  
☐ State/Tribal Program  
☐ RCRA  
☐ Brownfields  
☐ Other: \_\_\_\_\_

Regional EPA Reviewer: Erica Aultz Erica Aultz 9/5/2014  
Print Name/Signature Date

State Agency/Tribe: Bruce Everett's Bruce Everett's  
Print Name/Signature Date